

CHAPTER 13

C-3 District -- General Commercial District

Sec. 13-1. Uses Permitted; C-3 District.

The following uses are permitted in all C-3 Districts:

- (1) All uses permitted in C-2, Limited Commercial Districts, EXCEPT:
 - (a) townhouses and multiple dwellings;
 - (b) manufactured/mobile home parks and subdivisions;
 - (c) adult care residences 1, 2 and 3;
 - (d) boarding houses;
 - (e) group homes 1 and 2;
 - (f) juvenile residences 1, 2 and 3; and
 - (g) rooming houses. (10/27/99)
- (2) Amusement operations generally, including boxing arena, carousel, ferris wheel, fortune teller, palmist.
- (3) Automobile laundry.
- (4) Automobile used car lot.
- (5) Carnivals, subject to securing a Conditional Privilege. (amended 10/23/96)
- (6) Cleaning and pressing establishments.
- (7) Commercial garage.
- (8) Farm implement sales and service, feed and seed store.
- (9) Ice storage and distributing station of not more than five (5) tons capacity.
- (10) Deleted.
- (11) Manufacturing, compounding, processing, packaging,

or treatment of bakery goods, seafood, or dairy products.

- (12) Motorcycle sales and service.
 - (13) Plumbing, electrical, and/or carpentry shops.
 - (14) Printing, lithographing, blueprinting.
 - (15) Public dance halls.
 - (16) Repair or service shops for motor vehicles or trailers.
 - (17) Rescue missions, temporary tent revival churches.
 - (18) Taxidermists.
 - (19) Wholesale, brokerage, or storage establishments.
 - (20) Animal or veterinary hospitals, when operated within a completely enclosed building, subject to securing a Conditional Privilege. (amended 10/23/96)
 - (21) Adult entertainment establishments, provided that their structures shall not be located nearer than one thousand (1,000) feet to:
 - (a) Any school, church, park, playground, or library property;
 - (b) Any other adult entertainment establishment;
 - (c) Any residentially zoned property which fronts on the same street or which contains any school, church, park, playground, library; otherwise, the minimum distance from such structures to a residential zone shall be three hundred (300) feet.
- For the purposes of this paragraph, distances shall be measured on a straight line (1) from the adult entertainment establishment to the nearest point of the property named in (a) or (c) above, or (2) between the establishment named in (b) above.
- (22) Shooting gallery or indoor shooting range, subject to securing a Conditional Privilege. (amended 10/23/96)

- (23) Skateboard ramps.
- (24) Vehicle storage areas, subject to securing a Use Permit as provided in Section 20-5.1. (10/27/99)
- (25) Commercial Building Mounted Antenna; provided the following:
 - (a) The building is not a single family dwelling;
 - (b) The minimum height of the building shall be no less than thirty five (35) feet;
 - (c) The height of the antenna (including support structures) shall not exceed twenty two feet above the highest point of the building; and
 - (d) The antenna and support structures are painted so that they are compatible with the primary building structure, unless roof mounted; and (amended 7/9/97)
 - (e) Intermodulation testing is coordinated through the Hampton Police Division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with public safety communications, the owner shall be responsible for the elimination of such interference. (Amended 1/23/02)
- (26) Commercial communication tower, subject to securing a Use Permit. (10/27/99)
- (27) Other uses similar to the above and being of the same general character as those listed.

Sec. 13-2. Height Regulations; C-3 District.

No building in a C-3 District shall exceed two and one-half (2 1/2) stories or thirty five (35) feet in height, provided that the height limit may be increased provided that all height greater than thirty five (35) feet shall set back from all required front, side, and rear yards one (1) foot for each three (3) feet of such additional height.

Sec. 13-3. Building Setback Regulations; C-3 District.

(1) Front Yard.

No front yard shall be required in a C-3 District.

(2) Side Yard.

No side yard shall be required in a C-3 District except as follows:

(a) Where a lot in a C-3 District adjoins a lot in any residential district, at that line, a side yard of ten percent (10%) of the lot's width shall be provided, but in no case less than ten (10) feet.

(b) Where dwelling accommodations are hereafter provided in conjunction with any commercial use in a C-3 District, and in which all rooms do not open onto a front or rear yard, there shall be provided side yards of not less than ten (10) feet in width.

(3) Rear Yard.

No rear yard is required for a commercial use in a C-3 District except that if the building site adjoins residential property at its rear, then a rear yard of not less than fifteen (15) feet shall be required.

Sec. 13-4. was repealed 11/8/89.

Sec. 13-5. Off-Street Parking and Loading; C-3 District.

(1) Uses permitted in any C-3 District shall provide garage or vehicle parking space as required in Chapter 19 hereof.

(2) Commercial uses shall provide off-street loading space as required in Chapter 19 hereof.